

Tim 396-2568

1) #221
Exeter Rd M68 L5
Tim & Dan McGrail

2) Kay Timios
Timber Swamp
1/2 Exeter Rd M66 L1
includes POND
shop & storage
possible small office

BK2643 P0444

KNOW ALL MEN BY THESE PRESENTS, That BERTHA M. QUIMBY of 221 Exeter Road, Hampton, County of Rockingham and State of New Hampshire

B.M.Q.

for consideration paid, grant to JOHN A. HOLLETT, TRUSTEE OF THE HIGHLANDS REALTY TRUST, of 388 State Street, Portsmouth, County of Rockingham and State of New Hampshire

with warranty covenants the following described premises:

A certain parcel of land with the buildings thereon, situated in Hampton, County of Rockingham and State of New Hampshire, containing seven acres, more or less, and is known as the "Ridge Pasture" and is bounded and described as follows, to wit: Southerly by the highway leading from said Hampton to Exeter; Westerly by land formerly of John C. Marston in part, and in part by land now or formerly of Warren M. Batchelder; Northerly by land now or formerly of George A. Batchelder and Easterly by land now or formerly of the heirs of Joseph A. Dearborn.

Reserving to the said Bertha M. Quimby, for as long as she shall live and wish to occupy the same, the right to occupy the dwelling house and outbuildings shown as Lot A containing 1.01 acres, more or less on Plan entitled "Subdivision Plan of Land of The Highlands for Landmark Builders, Inc. off Exeter Road, Hampton, N.H.". Said Plan being recorded in the Rockingham County Registry of Deeds prior herewith. Said Lot A being a portion of the premises that are being this day conveyed to the Grantee herein. The specific terms of such occupancy are more particularly described in a certain Purchase and Sale Agreement between the said Bertha M. Quimby and Landmark Builders, Inc. dated October 25, 1985 and recorded in the Rockingham County Registry of Deeds in Book 2641, Page 318. See also Assignment from Landmark Builders, Inc. to the Grantee herein recorded in said Registry. The provisions of said Purchase and Sale Agreement relating to such occupancy shall survive the closing thereon.

For source of title see Deed of Bertha M. Quimby to Fred L. Quimby dated October 29, 1941 and recorded in said Registry at Book 987, Page 273. The said Fred L. Quimby having deceased on March 5, 1948. See Rockingham County Probate #58016.



Signed this 3rd day of November, 19 86

Bertha M. Quimby
BERTHA M. QUIMBY L.S.

State of New Hampshire

ROCKINGHAM ss.:

NOVEMBER 3 A.D. 19 86

Personally appeared BERTHA M. QUIMBY

known to me, or satisfactorily proven, to be the person whose name is subscribed to the foregoing instrument and acknowledged that s/he executed the same for the purposes therein contained.

Before me, *Doreen E. McCain*
Justice of the Peace - Notary Public

Nov 14 2 08 PM '86
ROCKINGHAM COUNTY
REGISTRY OF DEEDS

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that **Dallas Development, Inc.**, also known as **Dallas Development Corporation**, a New Hampshire corporation with a mailing address of 47 Winnacunnet Road, Hampton, New Hampshire, for consideration paid, grants to **Daniel J. McGrail**, having a mailing address of 14 Brown Avenue, Stratham, New Hampshire, and **Timothy P. McGrail**, having a mailing address of 272 Winnacunnet Road, Hampton, New Hampshire, as equal tenants in common, with **QUITCLAIM COVENANTS**, the following described premises:

A certain parcel of land, with any buildings thereon, situated on the Northeasterly side of Exeter Road, so-called, in Hampton, County of Rockingham and State of New Hampshire, being known as Lot A on a plan entitled "Subdivision Plan, of land of The Highlands for Landmark Buildings, Inc., off Exeter Road, Hampton, NH" drawn by Richard P. Millette and Associates, and recorded in the Rockingham County Registry of Deeds as Plan #D-15946, on January 5, 1987, more particularly bounded and described as follows:

Beginning at a point on the Northeasterly side of Exeter Road at a drill hole set in the ground at land now or formerly of Ross and running North 47° 17' 16" W a distance of 146.85 feet to an iron pipe at Exeter Road and land now or formerly of Hampton Water Works; thence turning and running along land now or formerly of Hampton Water Works N 35° 14' 37" E a distance of 295.00 feet to a point at Lot #1 as shown on said plan; thence turning and running along Lot #1 South 55° 30' 33" East a distance of 141.46 feet to land now or formerly of Ross; thence turning and running South 34° 29' 27" West a distance of 315.97 feet to the point of beginning. Containing 43,825 square feet or 1.01 acres.

Reserving to Bertha M. Quimby for as long as she shall live and wish to occupy same, the right to occupy the dwelling house and outbuildings shown on said Lot A.

For title reference see deed of John J. Welch, Jr., Trustee of W. M. & M. Trust to Dallas Development Corporation, dated August 11, 1995 and recorded in the Rockingham County Registry of Deeds at Book 3113, Page 1166.

SIGNED this 8th day of January, 1998

Linda K. Halden
Witness

Dallas Development, Inc.

By:

Stephen Skoglund, President

John Welch Trustee

Highlands Realty Trust

Bertha M Quimby

FRED

987-273 copy
Bertha

4/26/87

2658-2840

11/14/86

2643-444

2641-318
See deed
John Wingate
1915±
Fred L Quimby

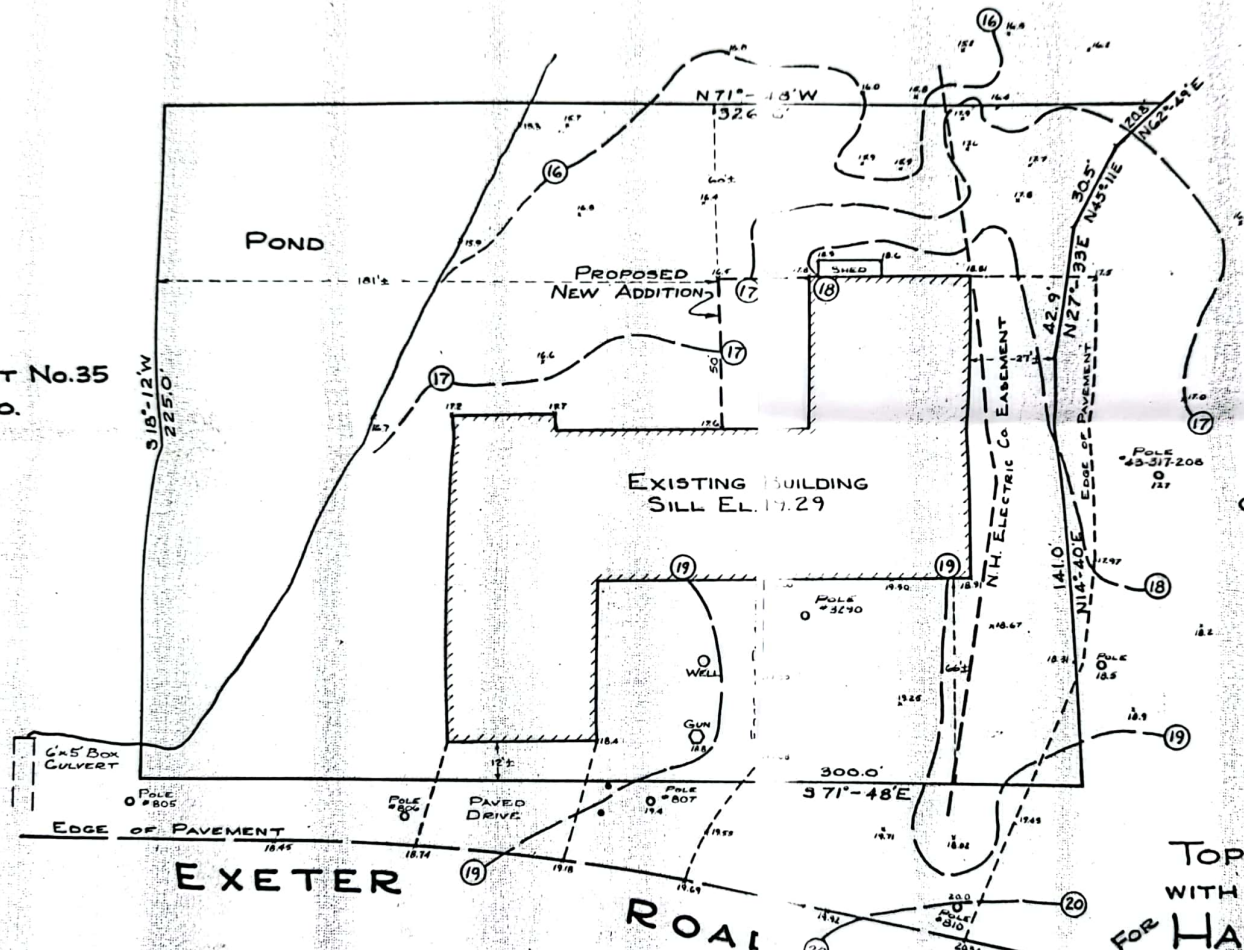
0066916

Oct 8 1 45 PM '98

ROCKINGHAM COUNTY
REGISTRY OF DEEDS

HAMPTON POST No 35 REALTY Co.

HAMPTON POST No.35
REALTY Co.



OLD MILL INVESTMENT CO. INC.

TOPOGRAPHIC PLAN OF LAND
WITH PROPOSED BUILDING ADDITION
FOR HAMPTON MACHINE CO.
HAMPTON, N.H.

SCALE 1"=30'

MARCH 1974

JOHN W. DURGIN
CIVIL ENGINEERS
PROFESSIONAL ASSN. 51-B



The Hampton Machine Co. and its successors have approved this plan.
John W. Durgin Signed
June 5, 1974 Date

PLAN No. 4321
FILE No. 2126

Map. 350 L

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, That, the MICHAEL J. TINIOS REVOCABLE TRUST dated October 26, 1987, of Hampton, County of Rockingham, State of New Hampshire, KATHERINE H. TINIOS, CHRISTINE KAMAKAS, and HELEN BOYATIS, as Trustees, for consideration paid, grant to KATHERINE H. TINIOS, individually, of 23 Ashbrook Drive, Hampton, County of Rockingham, State of New Hampshire, with quitclaim covenants, all of its right, title and interest in and to the following described premises:

A certain lot or parcel of land situated in Hampton, County of Rockingham and State of New Hampshire, containing six (6) acres, more or less, located on the southerly side of the Exeter Road in said Hampton, bounded and described as follows:

Beginning at a point on the Timber Swamp Road in said Hampton, at land of Wheelabrator-Frye, Inc. and running in a northeasterly direction along land of said Wheelabrator-Frye, Inc. and land of Old Mill Investments, Inc., a distance of 1,050 feet, more or less, to a point; thence turning and running still along land of Old Mill Investments, Inc. on a curve running in a northwesterly direction a distance of 400 feet, more or less, to a point at land of Chester Lindstrom et al; thence turning and running along said Lindstrom land in a generally southeasterly direction, 326.6 feet, more or less, to a point; thence turning and running in a northwesterly direction still along said Lindstrom land a distance of 302 feet, more or less, to a point on the Exeter Road; thence turning and running along said Exeter Road in a generally southeasterly direction a distance of 160 feet, more or less, to a point at relocated Timber Swamp Road; thence turning and running along said Timber Swamp Road in a southwesterly direction 281.30 feet, more or less, to a point on Timber Swamp Road; thence continuing along said Timber Swamp Road in the same general direction, 136.19 feet, more or less, to a point on Timber Swamp Road; thence still continuing along Timber Swamp Road in the same general direction a distance of 130 feet, more or less, to the point of beginning.

Previous conveyances out of the land described in the Quitclaim Deed of Hampton Community Club to The American Legion, Post No. 35, recorded in Book 1074, Page 109 of the Rockingham Records, are as follows:

Deed from the grantor herein to Herbert B. Lindstrom and Chester G. Lindstrom dated July 6, 1962, recorded in Book 1632, Page 337 of the Rockingham Records; and

Deed from the grantor herein to the State of New Hampshire dated July 13, 1973 and recorded in Book 2214, Page 1447 of the Rockingham Records.

The description used herein was taken from the Town of Hampton Tax Map depicting the property and accordingly, the bounds are subject to variations identified as more or less.

This land is subject to an easement granted to the New Hampshire Electric Company running across said property as shown on Town of Hampton Tax Map.

Also meaning and intending to convey any water rights, if any there be. Subject to the rights, if any, to use any driftway on said property which may be in existence holden by party or parties unknown.

0055305

Nov 25 2 17 PM '96

ROCKINGHAM COUNTY
N.C. STY OF DEEDS

4) IRON PIPES TO BE SET AT ALL NEWLY CREATED LOT CORNERS.

5) REFERENCES:

- A) RCRD PLAN #D-11424
- B) PLAN OF LAND FOR WHEELABRATOR-FRYE INC., IN HAMPTON & NORTH HAMPTON, N.H., BY PARKER SURVEY ASSOC., INC., SHEETS 1 AND 2 OF 2
- C) PLAT OF LAND FOR LINCOLN RICH IN HAMPTON, N.H., BY PARKER SURVEY ASSOC., INC.
- D) CONDEMNATION OF LAND, EXETER ROAD (REAR) HAMPTON, N.H., FOR HAMPTON WATER WORKS CO., BY JOHN W. DURGIN ASSOC., INC.

N/F ROSS
RCRD 1340-069.



SHEET 1 OF 4
SUBDIVISION PLAN
OF LAND OF
THE HIGHLANDS
FOR

LANDMARK BUILDERS INC.
OFF EXETER ROAD
HAMPTON, N.H.

SCALE: 1"=50'

REV 1 DATE 4/11/86
DATE: SEPT. 24, 1985

RICHARD P. MILLETTE AND ASSOC.
500 MARKET ST. PORTSMOUTH, N.H.
PHONE: (603) 431-2222

D 15946

#8566

TINIOS

M 66 L1 3187-2376

66 L2 1131-0253
L5 ~~2820-1971~~ 2202-0920

L3 2820-1971

M 51 - 7 }
51 - 8 } 3719-1558
51 - 9 3077-1832

McGRAIL

M 68 L5 3331-2409

68 4 3314-0172

54 36 3334-0954

69 1 3503-2960
3574-038
3482-2043
3851-0160
3242-2007
3159-1305